

In re:
Seaton Investments, LLC
ALAN GOMPERTS
Debtors

Case No. 24-12079-VZ
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0973-2
Date Rcvd: Jul 18, 2024

User: admin
Form ID: pdf042

Page 1 of 3
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 20, 2024:

Recip ID	Recipient Name and Address
db	+ Seaton Investments, LLC, 264 S Oakhurst Dr, Beverly Hills, CA 90212-3504

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
db		ALAN GOMPERTS
db		Daniel Halevy
db		Susan Halevy

TOTAL: 3 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 20, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 18, 2024 at the address(es) listed below:

Name	Email Address
Avi Edward Muhtar	on behalf of Interested Party Avi Muhtar amuhtar@crowndandstonelaw.com
Bruce D Poltrock	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC bpoltrock@frandzel.com, achase@frandzel.com
Carol Chow	on behalf of Debtor Daniel Halevy Carol.Chow@saul.com easter.santamaria@saul.com
Carol Chow	

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	on behalf of Debtor Alan Gomperts Carol.Chow@saul.com easter.santamaria@saul.com
Carol Chow	on behalf of Debtor Susan Halevy Carol.Chow@saul.com easter.santamaria@saul.com
Derrick Talerico	on behalf of Debtor Negev Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com
Derrick Talerico	on behalf of Debtor Broadway Avenue Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com
Derrick Talerico	on behalf of Debtor SLA Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com
Derrick Talerico	on behalf of Debtor Colyton Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com
Derrick Talerico	on behalf of Debtor Seaton Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com
Gerrick Warrington	on behalf of Creditor Archway real estate income fund gwarrington@frandzel.com achase@frandzel.com
Gerrick Warrington	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC gwarrington@frandzel.com, achase@frandzel.com
Jacqueline L James	on behalf of Creditor Harvest Small Business Finance LLC jjames@hrhlaw.com
Jacqueline L James	on behalf of Interested Party Harvest Small Business Finance LLC jjames@hrhlaw.com
Jennifer C Wong	on behalf of Interested Party Courtesy NEF bknotice@mccarthyholthus.com jwong@ecf.courtdrive.com
Kelly L Morrison	on behalf of U.S. Trustee United States Trustee (LA) kelly.l.morrison@usdoj.gov
Michael G Fletcher	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC mfletcher@frandzel.com, sking@frandzel.com
Michael G Fletcher	on behalf of Creditor Archway real estate income fund mfletcher@frandzel.com sking@frandzel.com
Tanya Behnam	on behalf of Creditor Korth Direct Mortgage Inc. tbehnam@polsinelli.com tanyabehnam@gmail.com;ccripe@polsinelli.com;ladocteting@polsinelli.com
Todd S. Garan	on behalf of Interested Party Courtesy NEF ch11ecf@aldridgepите.com TSG@ecf.inforuptcy.com;tgaran@aldridgepите.com
Todd S. Garan	on behalf of Creditor Wells Fargo National Bank West ch11ecf@aldridgepите.com TSG@ecf.inforuptcy.com;tgaran@aldridgepите.com
Turner Falk	on behalf of Debtor ALAN GOMPERTS turner.falk@saul.com tnfolk@recap.email
Turner Falk	on behalf of Debtor Susan Halevy turner.falk@saul.com tnfolk@recap.email
Turner Falk	on behalf of Debtor Alan Gomperts turner.falk@saul.com tnfolk@recap.email
Turner Falk	on behalf of Debtor Daniel Halevy turner.falk@saul.com tnfolk@recap.email
United States Trustee (LA)	ustpreion16.la.ecf@usdoj.gov
Zev Shechtman	on behalf of Debtor ALAN GOMPERTS Zev.Shechtman@saul.com zshechtman@ecf.inforuptcy.com;easter.santamaria@saul.com
Zev Shechtman	on behalf of Debtor Daniel Halevy Zev.Shechtman@saul.com zshechtman@ecf.inforuptcy.com;easter.santamaria@saul.com
Zev Shechtman	on behalf of Debtor Alan Gomperts Zev.Shechtman@saul.com zshechtman@ecf.inforuptcy.com;easter.santamaria@saul.com
Zev Shechtman	on behalf of Debtor Susan Halevy Zev.Shechtman@saul.com zshechtman@ecf.inforuptcy.com;easter.santamaria@saul.com

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TOTAL: 30		

1 Zev Shechtman (State Bar No. 266280)
Zev.Shechtman@saul.com
2 Carol Chow (State Bar No. 169299)
carol.chow@saul.com
3 Turner N. Falk (Admitted pro hac vice)
turner.falk@saul.com
4 SAUL EWING LLP
1888 Century Park East, Suite 1500
5 Los Angeles, California 90067
6 Telephone: (310) 255-6100

7 Counsel to Debtors
8 Alan Gomperts, Daniel Halevy, and
Susan Halevy
9
10

11 **UNITED STATES BANKRUPTCY COURT**
12 **CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

13 In re:

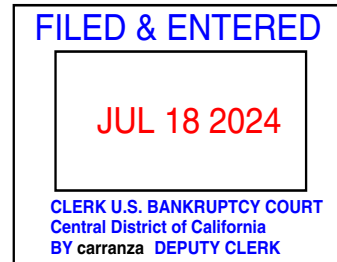
14 SEATON INVESTMENTS, LLC, *et al.*,

15 Debtors and Debtors in
16 Possession.

Lead Case No. 2:24-bk-12079-VZ

Jointly Administered with Case Nos.:
2:24-bk-12080-VZ; 2:24-bk-12081-VZ;
2:24-bk-12082-VZ; 2:24-bk-12091-VZ;
2:24-bk-12074-VZ; 2:24-bk-12075-VZ
and 2:24-bk-12076-VZ

Chapter 11



ORDER:

**(1) SCHEDULING CONTINUED
HEARING ON MOTION TO
AUTHORIZE USE CASH
COLLATERAL; AND**

**(2) AUTHORIZING INTERIM USE
OF CASH COLLATERAL
PURSUANT TO
11 U.S.C. § 363(C)(2)**

Initial Hearing:

Date: June 20, 2024

Time: 11:00 a.m.

Crtrm.: 1368

Continued Hearing:

Date: July 23, 2024

Time: 11:00 a.m.

Crtrm.: 1368

On June 20, 2024, at 11:00 a.m., the Court held a hearing (the “Hearing”) on shortened time on the *Motion By Affected Debtors For Entry Of An Order Authorizing Use Of Cash Collateral Pursuant To 11 U.S.C. § 363(c)(2)* (“Motion”) [Dkt. No. 87] filed by Seaton Investments, LLC, (“Seaton”), Colyton Investments, LLC (“Colyton”), SLA Investments, LLC (“SLA”), Negev Investments, LLC (“Negev”), Susan Halevy (“Susan” or “Susan Halevy”), and Alan Gomperts (“Alan” or “Alan Gomperts”), the debtors and debtors-in-possession (the “Debtors”) in the above-entitled jointly administered chapter 11 bankruptcy cases (the “Bankruptcy Cases”).

Oppositions to the Motion were filed by Archway Real Estate Income Fund I SPI I, LLC (“Archway”), Wells Fargo Bank National West [Dkt. Nos. 100 (Bagley Property) and 101 (Greenfield Property)], and Harvest Small Business Finance, LLC (the “Lenders”). (The Debtors together with the Lenders are jointly referred to herein as the “Parties”).¹ The Debtors filed an omnibus reply to the oppositions filed by the Lenders. Arguments made during the Hearing were

¹ The Motion also sought relief with respect to debtors Seaton and Colyton. Relief on the Motion as it pertains to Seaton and Colyton will be addressed by a separate order.

1 as reflected -in the record. Appearances at the Hearing, in person, or via telephone, were made as
2 reflected in the record.

3 After considering the Motion, the declaration and other evidence submitted in support of
4 the Motion, the record in this bankruptcy case, the abovementioned oppositions to the Motion and
5 the arguments made during the Hearing, the Court having found notice to have been proper under
6 the circumstances, based on the findings made on the record during the Hearing, and good cause
7 appearing,

8 THE COURT HEREBY ORDERS AS FOLLOWS:

9 1. The Motion is granted as modified by this Order on an interim basis through and
10 including July 23, 2024.

11 2. There will be a continued hearing on the Motion on July 23, 2024 at 11:00 a.m.

12 3. The Debtors shall file a status report, any supplement to the Motion and any new
13 proposed budget by July 16, 2024

14 4. The approval of interim use of cash collateral is without prejudice to objections raised
15 with respect to the Motion as to approval of cash collateral beyond July 23, 2024.

16 5. The Lenders' objections, rights, and remedies with respect to their oppositions are
17 reserved and preserved.

18 6. Grant of Replacement Liens and Other Adequate Protection. During the Interim
19 Period, the Lenders shall be granted adequate protection as follows: (i) a valid, enforceable, fully
20 perfected, and unavoidable replacement lien in favor of the Lenders (the "Replacement Liens") on
21 all of the applicable Debtor's post-petition assets or interests in the collateral acquired retro-active to
22 the Petition Date of the same type and categories that the Lenders had a lien on or security interest in
23 their respective collateral as of the Petition Date provided, however, that the Replacement Liens
24 shall have the same scope, validity, perfection, extent, relative priority and enforceability as the
25 Lenders' pre-Petition Date security interests in the collateral; and further provided, however, that the
26 Replacement Liens shall be subordinate to the allowed and approved fees and expenses (but not
27 professional fees) of a trustee, if any, appointed in any superseding Chapter 7 case; and (ii) as
28 additional adequate protection, payments to the Lenders as set forth in the Debtors' interim budget.

1 7. Lenders' liens upon, and security interests in, the replacement collateral shall be
2 deemed perfected without any other act or filing upon entry of this Order.

3 8. The Debtors shall not use Archway's cash collateral for any purpose except ordinary
4 costs of repair, upkeep, maintenance, and insurance of and for the Archway properties, as those
5 specific line items are set forth in the budgets attached to the Motion, unless Archway provides
6 additional consent.

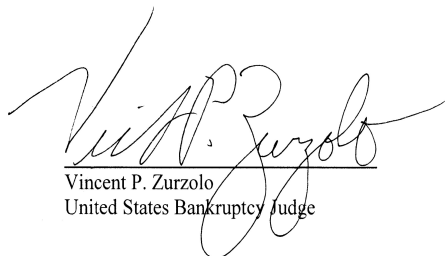
7 9. All cash collateral will be accounted for in Debtors' books and records.

8 10. The Debtors will not use cash collateral during the pendency of this case for any
9 purpose which is not authorized by the Bankruptcy Code or by an order of the Court.

10 ORDERED

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24 Date: July 18, 2024

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26 Vincent P. Zurzolo
27 United States Bankruptcy Judge
28

Approved as to form:

FRANDZEL ROBINS BLOOM & CSATO, L.C.

By: /s/ Gerrick M. Warrington
Gerrick M. Warrington, attorneys for **ARCHWAY
REAL ESTATE INCOME FUND I SPE I, LLC**

HEMAR, ROUSSO & HEALD, LLP

By: /s/ Jacqueline L. James
Jacqueline L. James , attorneys for **HARVEST
SMALL BUSINESS FINANCE, LLC**

ALDRIDGE PITE, LLP

By: /s/ Todd S. Garan
Todd S. Garan , attorneys for **WELLS FARGO
BANK NATIONAL WEST**